172.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	558,300 / 558,300
					USE VALUE:	558,300 / 558,300
					ASSESSED:	558,300 / 558,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWRENCE MICHAEL
Owner 2:	
Owner 3:	
Street 1:	30 INVERNESS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAWRENCE MICHAEL -
Owner 2:	WRIGHT DOUGLAS H -
Street 1:	30 INVERNESS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Wood Shingle Exterior and 816 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	179,200		379,100	558,300
Total Card	0.093	179,200		379,100	558,300
Total Parcel	0.093	179,200		379,100	558,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 684.19 | /Parcel: 684.19

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114156
GIS Ref	
GIS Ref	
Insp Date	10/12/18

!13333!

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	179,200	0	4,050.	379,100	558,300		Year end	12/23/2021
2021	101	FV	166,300	0	4,050.	379,100	545,400		Year End Roll	12/10/2020
2020	101	FV	166,500	0	4,050.	379,100	545,600	545,600	Year End Roll	12/18/2019
2019	101	FV	170,100	0	4,050.	373,600	543,700	543,700	Year End Roll	1/3/2019
2018	101	FV	170,100	0	4,050.	287,000	457,100	457,100	Year End Roll	12/20/2017
2017	101	FV	170,100	0	4,050.	270,800	440,900	440,900	Year End Roll	1/3/2017
2016	101	FV	170,100	0	4,050.	249,100	419,200	419,200	Year End	1/4/2016
2015	101	FV	149,700	0	4,050.	232,800	382,500	382,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:46:56

LAST REV

Date	Time
05/04/20	14:32:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13333

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWRENCE MICHAE	70777-401		3/26/2018	Convenience	1	No	No		
TRELEGAN KIM	31244-159		3/24/2000		244,000	No	No		
TRELEGAN ROBERT	24211-124		1/27/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	114156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2000	559	Wood Dec	4,000	O				8X16 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
10/23/2008	Meas/Inspect	345	PATRIOT
6/15/2000	MLS	MM	Mary M
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	132.300
Other Features:	62300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	243414
Depreciation:	64261
Depreciated Total:	179152

COMMENTS

ATC=BRM/NO HEAT & UNF/STG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

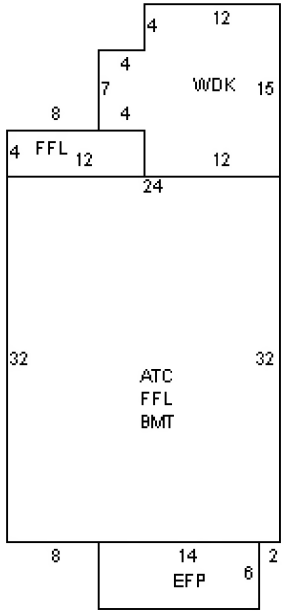
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.30
Special Features:	0	Val/Su Net:	83.54
Final Total:	179200	Val/Su SzAd	165.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	132.300	107,957
BMT	Basement	768	39.690	30,482
ATC	Attic	269	132.300	35,562
WDK	Deck	208	10.590	2,203
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area:	2,145			Total:	181,113
Size Ad	1084.7999	Gross Area	2644	FinArea	816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc